LISTING OF THE CLAIMS

This listing of claims will replace all prior versions, and listings, of claims in the application:

1. (currently amended) A method for managing rentals of real estate and personal property items ~~over~~ via a data communication network, comprising the steps of:

receiving rental property information via the ~~entering, by using a~~ data communication network~~, on the part of~~ submitted from users who wish to rent out at least one of real estate and personal property items, wherein the rental property information includes at least a type and description of said at ~~a~~ least one of a real estate and personal property item to be rented out;

storing the rental property information received via the data communication network ~~data related to the property items to be rented out~~ in at least one database ~~connected to a management system~~;

~~allowing access, by means of a network server, to said at least one database by~~ providing a plurality of ~~end~~ customers with access to said at least one database, wherein said customers wish to rent said at least one of real estate and personal property items, and wherein said access includes enabling ~~for~~ browsing said database and selecting at least one of a real estate and personal property item to be rented.

2. (currently amended) The method according to claim 1, wherein said users ~~who wish to enter data of property items to be rented out~~ comprise ~~users~~ owners who own said at least one of real estate and personal property items and ~~users who are~~ collaborators of said ~~users~~ owners~~who own said property items~~.

3. (currently amended) The method according to claim 2, wherein said ~~collaborator users~~ collaborators have restricted authorization to submit limited information ~~can post online only part of the data~~ related to said property items.

4. (currently amended) The method according to claim 2, wherein the step of providing access ~~by said users who own the property items and by said collaborator users to said data~~

~~communication network and to said at least one database~~ comprises ~~the steps of~~:

receiving from said user ~~entering~~ a user identifier and a password;

~~accessing~~ providing a user interface enabling ~~said management system; if the~~ said ~~user who accesses said management system is a collaborator user, allowing~~ collaborators to ~~entry~~ enter ~~of~~ data related to said at least one of real estate and personal property items to be rented out [[;]], and enabling said owners to add at least one of real estate and personal property items to review the status of said at least one of real estate and personal property items, and to execute operations for managing said at least one of real estate and personal property items.

~~if the user who accesses said management system is a user who owns said property items, allowing online posting of new property items, browsing of the status of said property items and execution of operations for managing said property items.~~

5. (currently amended) The method according to claim 4, further comprising tracking ~~wherein the access of~~ said collaborators ~~user to said at least one database is logged in order to allow said management system~~ to calculate ~~a~~ remuneration amounts for said ~~collaborator user~~collaborators.

6. (currently amended) The method according to claim 1, wherein users are authorized to ~~operators of said management system~~ connect to said at least one database by submitting ~~using~~ a user identifier and a password.

7. (currently amended) A system for managing rentals of real estate and personal property items over a data communication network, comprising:

management means suitable to control the system for managing rentals;

at least one database which is connected to said management means and ~~can be~~ operable to be connected, via a data communication network, to a plurality of users who wish to rent property items via said data communication network;

at least one server which is suitable to connect said management means to a plurality of end customers via said data communication network.

8. (original) The system according to claim 7, comprising a plurality of users who are collaborators of said users who wish to rent out said property items and are connected to said users who wish to rent out said property items via said data communication network.

9. (original) The data communication network according to claim 7, wherein said at least one database can be queried simultaneously by said users who wish to rent out said property items, by said end customers and by personnel assigned to the management of said management means.

10. (new) A system for managing rentals of real estate and personal property items via a data communication network, the system comprising:

at least one database operable to store rental property information representing at least a type and description of at least one of a real estate and personal property item, wherein the rental property information is received via the communication network by users who wish to rent out at least one of real estate and personal property items;

a user interface operable to provide a plurality of customers who wish to rent said at least one of real estate and personal property items with access to said at least one database, wherein said access includes enabling said customers to browse said database and select said at least one of real estate and personal property items to be rented.

11. (new) The system according to claim 10, wherein said users comprise owners who own said at least one of real estate and personal property items and collaborators of said owners.

12. (new) The system according to claim 11, wherein said collaborators have restricted authorization to submit limited information related to said property items.

13. (new) The system according to claim 11, further comprising a tracking module that tracks collaborators in order to calculate remuneration amounts for said collaborators.

14. (new) The system according to claim 10, wherein users are authorized to connect to said at least one database by submitting a user identifier and a password.